

# P&Z / BUILDING DEPARTMENT AUGUST 2016 MONTHLY REPORT

## P&Z COMMISSION MEETING AUGUST 23, 2016

Present: P&Z Commissioners Sarah Murphy, Steve Gulas, Ken Collins, Debi Renfroe, Derryll Anderson, Mike Menchinger

Staff members present: Director of Planning and Zoning Jahnee Prince, Senior Planner Julie Brown, Deputy City Clerk Valerie Glass

Approval of minutes from July 28, 2016 called meeting. –~~Motion to Approve with correction to Dollar General condition #4 to strike HVAC duct work shall be enclosed on the outside of the building on the right/north side.~~ And add There shall not be any ductwork on the outside of the building and only refrigerant lines shall penetrate the exterior wall. -Motion Anderson, Second Gulas. For: Anderson, Gulas, Collins, Renfroe. Abstained: Menchinger (not present at last meeting) *Motion carried 4-1-0*

### **OLD BUSINESS**

Fayette Ventures, LLLP., Hwy 92 & Jimmy Mayfield Blvd., Parcel ID Number 0517-025. Annexation & Rezoning Request for 29.63 acres from Fayette County R-40 to City of Fayetteville R-THC PUD to develop a residential community. File # 16-022–*Motion to Table until September 27, 2016 P&Z Commission Meeting- Renfroe, Second Menchinger. Approved unanimously.*

Fayette Ventures, LLLP.; Hwy 92 & Jimmy Mayfield Blvd.; Parcel ID Numbers 0517-028, 0518-118, 0518-0119, 0518-0120, 0518-0121. Rezoning Request for approximately 69 acres from OS, C-3, and R-THC. File # 16-023–*Motion to Table until September 27, 2016 P&Z Commission Meeting- Collins, Second Anderson. Approved unanimously.*

### **NEW BUSINESS**

Biolife Plasma Services, 1373 Hwy 85 North, Parcel ID Number 0538 026. Annexation & Rezoning Request for a 5.89 acre site from Fayette County A-R to City of Fayetteville C-2 to construct a 16,686 square foot single story plasma donation center. File # 16-025–*Motion to make an Unfavorable recommendation to Mayor & City Council - Menchinger, Second Anderson. Approved unanimously.*

Ordinance Amendment, Consider text amendment to City of Fayetteville Code of Ordinances. Chapter 94 zoning (section 94-174.2) Standards applying to the dimensions of gasoline or convenience store service stations. –*Motion to Approve- Collins, Second Anderson. Approved unanimously.*

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## **P&Z COMMISSION MEETING AUGUST 23, 2016 (continued)**

Text Amendment, Consider text amendment to the City of Fayetteville Planning and Zoning Commission Bylaws and Rules of Procedures (section IV (B) definition of a quorum. –*Motion to **Approve** with the addition of the verbiage “Acting Chair” to paragraph C. Decisions of the Planning Commission: If the Vice-Chair or Acting-Chair is presiding over a meeting, the same rule shall apply. Motion-Renfroe, Second Gulas. **Approved unanimously.***

### **STAFF REPORTS**

None

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## **ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY**

**NO MEETING AUGUST, 2016**

**NO ITEMS ON THE AGENDA**

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	RETAIL	INDUSTRIAL	OFFICE
3rd Q 2015	9.52%	6.00%	12.96%
4th Q 2015	8.00%	6.00%	12.96%
1st Q 2016	7.98%	6.00%	12.87%
2nd Q 2016	6.52%	5.00%	12.82%

Overall Vacancy Rate = 7.90%

Projects Reviewed by the Planning and Zoning Commission			
Project Type	August 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	1	1	6
Rezoning	0	3	1
Preliminary Plat	0	2	1
Site Development Plan	0	10	7
Elevation Plan	0	2	5
Variance	0	4	3
Special Exception	0	4	5
Amendment to the Zoning Ordinance	1	1	0
Amendments to other ordinances or Bylaws	1	1	0
Comprehensive Plan Text or Future Land Use Map Update	0	1	0
<b>Totals</b>	<b>3</b>	<b>29</b>	<b>28</b>

**P&Z / BUILDING DEPARTMENT  
AUGUST 2016 MONTHLY REPORT**

**BUILDING PERMIT ACTIVITY REPORT  
AUGUST 2016**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
114	Permits/Inspection Fees	\$28,878.55	\$255,806.00	\$128,521.73
11	Impact Fees	\$26,183.57	\$215,727.05	\$66,467.76
125	TOTALS	\$55,062.12	\$471,533.05	\$194,989.49

NEW RESIDENTIAL ACTIVITY			
	AUGUST	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued	4	39	28
Single Family CO's Issued	3	27	38

**FORECLOSURE STATISTICS**

2010		
	Total	Avg
Listed	285	23.8
Actual	96	8

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

CITY OF FAYETTEVILLE FORECLOSURE 2016														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg
Listed	3	2	5	0	3	3	0	5					21	2.63
Actual	0	1	1	1	0	0	1	2					6	0.75

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## SUBDIVISION LOTS PERMIT STATUS 2000 - 8/31/2016

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	40	11
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	43	5
<b>TOTAL</b>	<b>TOTALS</b>	<b>956</b>	<b>863</b>	<b>93</b>

1 Single Family Permit issued in Farrer Woods

1 Single Family Permit issued in Clifton Lakes

2 Single Family Permits issued in Logan Park